

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 1 York Road

Netley Abbey, Southampton, SO31 5DD

Offers In Excess Of £230,000



Council Tax: C



# 6 Victoria Court 1 York Road

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## Communal Entrance

Security entry phone system, communal door through to stairwell which is carpeted.

## Entrance Hall

Fitted carpet, Storage cupboard with shelving, access to loft hatch, coving to ceiling, door to:

## Living Room

16'3" x 15'2" (4.95m x 4.62m)

UPVC double glazed box bay window to side aspect with water views, double radiator, TV and telephone point, coving to smooth ceiling, fitted carpet, double glazed doors opening to balcony with stunning water views.

## Kitchen

8'9" x 7'11" (2.67m x 2.41m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, inset single sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric oven, four ring gas hob with pull out extractor hood over, dual aspect uPVC double glazed windows to side and front aspect, vinyl flooring, coving to ceiling, wall mounted gas combination boiler.

## Master Bedroom

11'8" x 10'5" (3.56m x 3.18m)

UPVC double glazed window to rear aspect, built-in wardrobe(s) with hanging rails and overhead storage, double radiator, fitted carpet.

## Bedroom 2

11'6" x 6'8" (3.51m x 2.03m)

UPVC double glazed window to front aspect, double

radiator, fitted carpet, folding door to Storage cupboard.

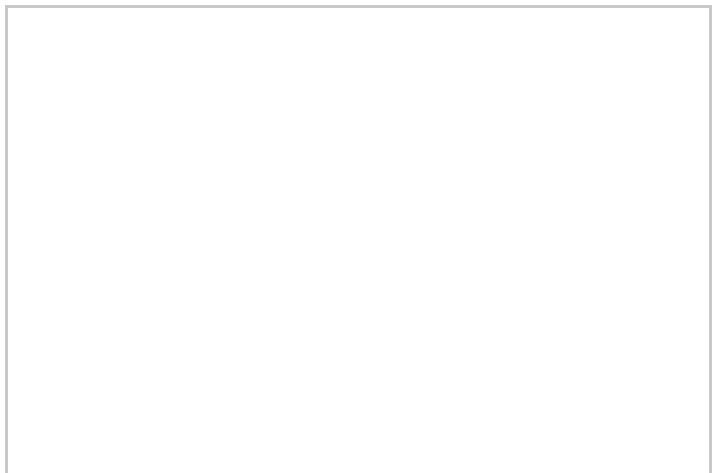
## Bathroom

Fitted with three piece suite comprising panelled bath with shower over mixer taps, pedestal wash hand basin and low-level WC, uPVC opaque double glazed window to rear aspect, double radiator, laminate flooring, coving to ceiling.

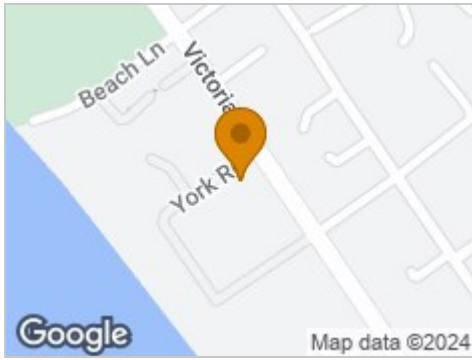
## Outside

Allocated parking and visitor parking, bin store.





Road Map



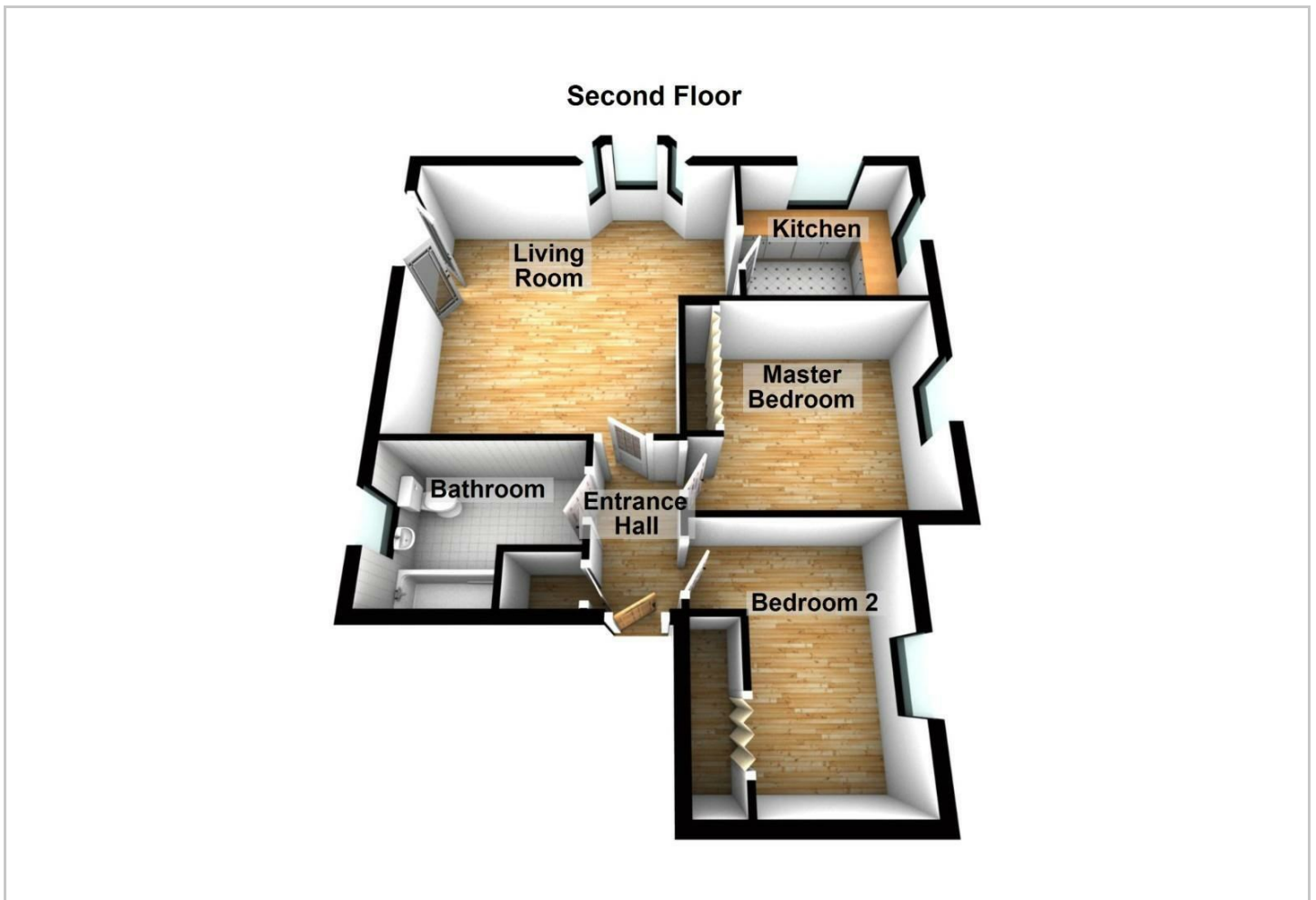
Hybrid Map



Terrain Map



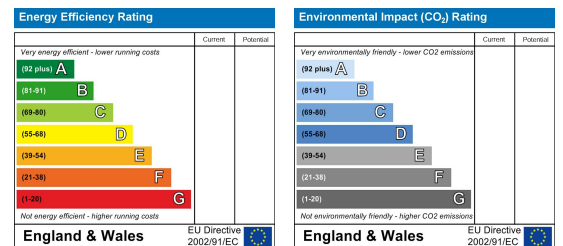
Floor Plan



Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.